

Materials Received

Item No. 3a

Alternative Setback Determination

PA2012-015

Attachment No. PC 6

Portions of Modification Permit No. 2533

MODIFICATION APPLICATION
Community Development Department
City of Newport Beach 640-2138

2533
Application Rec'd By ole
PLEASE PRINT OR TYPE!

Fee: \$ 110.00

Applicant Mr. & Mrs. R.J. Perry

Phone 675-5765

Address of Property Involved 211 Orchid C.D.M.

Mailing Address same

Property Owner R.J. Perry

Phone same

Mailing Address same

Architect G.L.H. General Contr.

Phone 673-0322

Work to be done Replace existing posts and joist of patio cover, because of dryrot.

Existing nonconformities Patio cover has exsited for more than 20 yrs. It was built with out a building permit and support posts were placed within one foot of property line. Over hang was on property line. Patio cover exsited in back yard.

Proposed nonconformities We propose to replace exsiting patio cover with new lumber, because of unsafe condition caused by drvrot.

Present Use Patio cover

Proposed Use same

Zone R-1

	Code Requirement	Existing	Proposed
Front setback	20 Ft.	20 Ft.	
Right side setback	4 Ft.	4 Ft.	
Left side setback	4 Ft.	4 Ft.	
Rear setback	10 Ft.	10 Ft.	
Main building area			Posts 5Ft. overhang 2 1/2 Ft.
Garage area			
Open space			
Parking spaces			
Building height			

Previous Modifications, Use Permits, Variances, etc. none

Legal Description of Property Involved (if too long, attach separate sheet)
Tract # C.D.M. tract, Lot # 142, Blk. # 141, Orange county assessor's book # 52 page # 14, Parcel # 32. A single family residence.

OWNER'S AFFIDAVIT

(I) (We) depose
and say that (I am) (we are) the owner(s) of the property(ies) involved in this application. (I) (We) further certify, under penalty of perjury, that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my) (our) knowledge and belief.

Signature(s) R.J. Perry

NOTE: An agent may sign for the owner if written authorization from the record owner is filed with the application.

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 4-16-80 Fee Pd. 110.00 Receipt No. 0981

Hearing Date 4-22-80 Posting Date 4-17-80 Mail Date 4-17-80

Modification Committee Action Open Local

Date: 4-27-80 Appeal

P. C. Hearing P. C. Action

Date Appeal

C. C. Hearing C. C. Action



CITY OF NEWPORT BEACH

CALIFORNIA 92659

City Hall
300 Newport Blvd.
540-2138

Modifications Committee Findings and Action

Application No. 2533

Applicant M. & Mrs. R. J. Perry

Address of Property Involved 211 Orchid Avenue, Corona del Mar

Legal Description

Modification Requested to permit the relocation of patio cover which encroaches to the rear property line. New patio structure to encroach within 2 1/2' of rear property line (where the Code requires 10 feet).

The Modifications Committee on April 29, 1980 approved the application subject to the following conditions:

1. That no part of the proposed patio structure be closer than 4 feet from the rear property line.

The Modifications Committee determined in this case that the proposal would not be detrimental to persons, property or improvements in the neighborhood and that the modification as approved would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code, and made the following findings: 1. That the request as approved, is consistent with the required side yards of adjacent properties. 2. That the request represents a reduction in patio structure from that which formerly encroaches to the rear property line. 3. That the required yard setbacks were considered excessive in relation to the narrow depth of lot.

NOTE: This approval shall extend for a period of 18 months from the end of the appeal period, and cannot be extended.

The decision of the Committee may be appealed to the Planning Commission within 14 days of the date of the decision. Any appeal filed shall be accompanied by a filing fee of \$100.00. No building permits may be issued until the appeal period has expired.

MODIFICATIONS COMMITTEE -
PLANNING DEPARTMENT
JAMES D. HEWICKER, DIRECTOR

By

James D. Hewicker
James D. Hewicker-Director

NOTE: The above application number must be affixed to the plans when being submitted for plan check and building permits.

